

# Vacancy Rates

For the purposes of this survey, a vacant unit is defined as one offered for rent, but not occupied and not leased as of April 1, 2002.

## **Highlights – Market and Subsidized Units**

- ❖ The countywide vacancy rate for market rate and subsidized units was 3.5% in 2002, an increase of 1.7 percentage points from the 1.8% vacancy rate in 2001. An increase in vacancy rates occurred across all units and structure types and across all jurisdictions and market areas.
- ❖ Vacancy rates in all municipalities have increased. Rockville experienced the largest increase, 2.9 percentage points. Its vacancy rate rose from 2.2% in 2001 to 5.1% in 2002. Takoma Park experienced the smallest increase, 0.5 percentage points, from 1.1% in 2001 to 1.6% in 2002. The vacancy rate for the city of Gaithersburg at 4.5% remained above the countywide average.
- ❖ Vacancy rates across all unit sizes have increased. One bedroom units had the highest vacancy rate at 4.1%, an increase of 2.1 percentage points over the 2001 rate of 2.0%. The vacancy rates for two bedroom units also rose from 1.7% in 2001 to 3.3% in 2002, a change of 1.6 percentage points. The lowest vacancy rates occurred in the efficiency units and three bedrooms, averaging 2.3% and 2.4% respectively.
- ❖ Silver Spring-Takoma Park had the tightest market of the major market areas, with a vacancy rate of 2.5%, 1.0 percentage point less than the countywide rate. The highest vacancy rates of the major market areas were found in Germantown-Gaithersburg and Rockville at 4.5%
- ❖ Vacancy rates by structure type were clustered close to the countywide average of 3.5%, ranging from 3.3% for highrise and townhouse/piggyback units to 3.5% for garden and midrise buildings.

## **Highlights – Market Rate Units**

- ❖ The Countywide vacancy rate for only market rate units was 3.7% in 2002, an increase of 1.9 percentage points from the 1.8% vacancy rate in 2001. An increase in market rate vacancy rates, as in countywide vacancy rates, occurred across all unit sizes and structure types and across all jurisdictions and major market areas.
- ❖ Silver Spring-Takoma Park was the tightest market area with a vacancy rate of 2.4%, 1.3 percentage points below the countywide rate. Bethesda-Chevy Chase continued to be a tight rental market, with a vacancy rate of 2.9%. Rockville was the softest market of the major market areas with a vacancy rate of 5.3%.
- ❖ Garden apartments had the lowest vacancy rate at 3.6%. The highest vacancy rate occurred in midrise buildings at 4.7%.
- ❖ One bedroom units had the highest vacancy rate of the market units at 4.5%. The lowest rate was found in units with four or more bedrooms at 2.5%
- ❖ Vacancy rates by turnover rent ranged from 1.2% in units with rents of \$600-\$699 to 7.7% in units with rents of between \$2,500-\$2,999.

## Waiting Lists Market Rate and Subsidized

The annual survey requested information about applicant waiting lists. One hundred and sixty one (161) properties, approximately 39.2%, of the 410 properties included in this report, responded that they were maintaining waiting lists as of April 1, 2002. A total of 4,650 applicants were on these lists.

It is our understanding that it is the policy of some properties not to maintain an applicant waiting list. However, we were unable to conclusively determine whether properties did not report a waiting list because of company policy or because there were no applicants on the waiting list.

A total of 4,650 waiting list applicants were reported. The majority of the applicants, 82.8%, were reported on lists for 61 special facilities that are subsidized for low-income families or provide services to the elderly or disabled. The remaining waiting list applicants, 17.2%, were reported on lists for 100 market rate facilities.

### Applicants on Waiting List by Jurisdiction and Market Type 2001-2002

	2001			2002		
	<u>Facilities Responding</u>			<u>Facilities Responding</u>		
	<u>All</u>	<u>Subsidized</u>	<u>Market</u>	<u>All</u>	<u>Subsidized</u>	<u>Market</u>
Unincorporated Areas	129	32	97	131	49	82
City of Gaithersburg	16	2	14	16	3	13
City of Rockville	8	7	1	6	6	0
City of Takoma Park	9	3	6	8	3	5
<b>Total All</b>	<b>162</b>	<b>44</b>	<b>118</b>	<b>161</b>	<b>61</b>	<b>100</b>

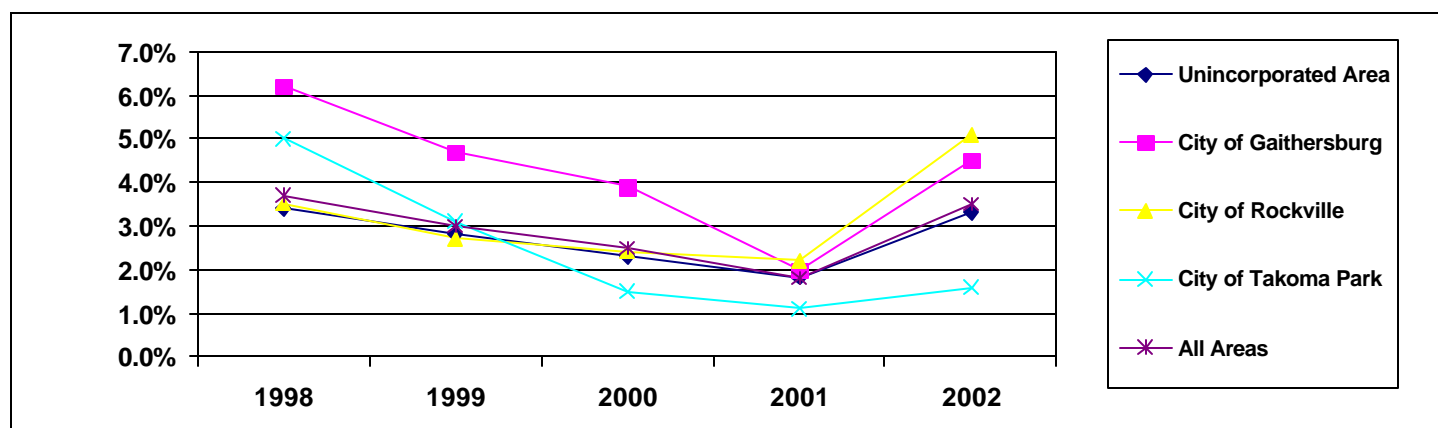
	2001			2002		
	<u>Applicants on Waiting List</u>			<u>Applicants on Waiting List</u>		
	<u>All</u>	<u>Subsidized</u>	<u>Market</u>	<u>All</u>	<u>Subsidized</u>	<u>Market</u>
Unincorporated Areas	8,191	6,841	1,350	3,640	3,006	634
City of Gaithersburg	276	103	173	150	62	88
City of Rockville	1,564	1,563	1	593	590	3
City of Takoma Park	399	267	132	267	193	74
<b>Total All</b>	<b>10,430</b>	<b>8,774</b>	<b>1,656</b>	<b>4,650</b>	<b>3,851</b>	<b>799</b>

## Vacancy Rates Market Rate and Subsidized

### Vacancy Rates By Jurisdiction 2002

	<u>Units</u>	<u>Vacant</u>	<u>Vacancy Rate</u>
Unincorporated Areas	55,885	1,840	3.3%
City of Gaithersburg	6,534	297	4.5%
City of Rockville	4,087	209	5.1%
City of Takoma Park	1,731	27	1.6%
<b>All Areas*</b>	<b>68,237</b>	<b>2,373</b>	<b>3.5%</b>

### Vacancy Rates By Jurisdiction 1998-2002



	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Unincorporated Areas	3.4%	2.8%	2.3%	1.8%	3.3%
City of Gaithersburg	6.2%	4.7%	3.9%	2.0%	4.5%
City of Rockville	3.5%	2.7%	2.4%	2.2%	5.1%
City of Takoma Park	5.0%	3.1%	1.5%	1.1%	1.6%
<b>All Areas*</b>	<b>3.7%</b>	<b>3.0%</b>	<b>2.5%</b>	<b>1.8%</b>	<b>3.5%</b>

\*Weighted average

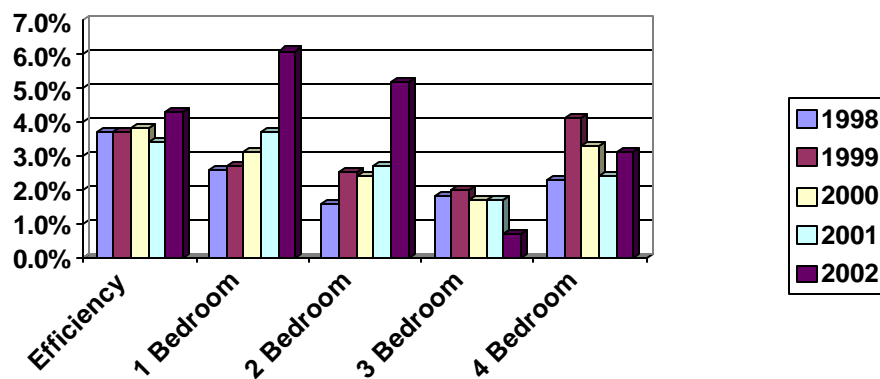
## Vacancy Rates Market Rate and Subsidized

### Vacancy Rates By Unit Size 2002

	<u>Units</u>	<u>Vacant</u>	<u>Vacancy Rate</u>
Efficiency	3,722	85	2.3%
1 Bedroom	26,851	1,111	4.1%
2 Bedroom	31,257	1,019	3.3%
3 Bedroom	6,150	150	2.4%
4 Plus Bedroom	257	8	3.1%
<b>All Units*</b>	<b>68,237</b>	<b>2,373</b>	<b>3.5%</b>

\*Weighted average

### Vacancy Rates By Unit Size 1998-2002



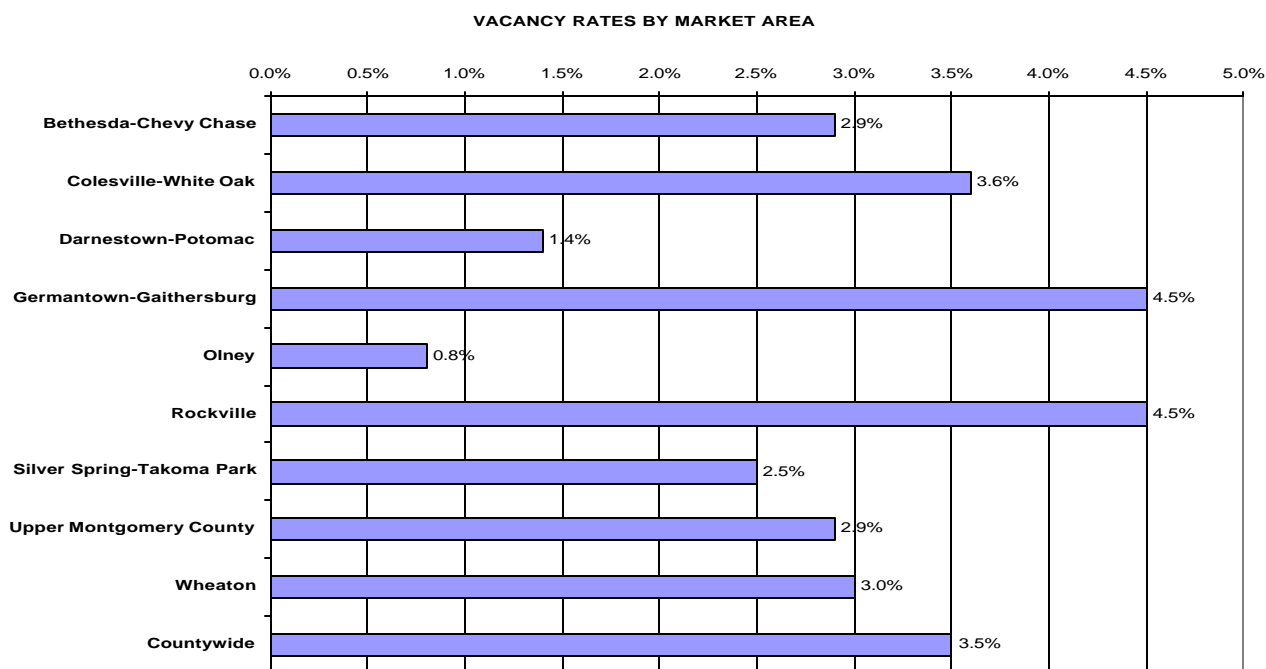
	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Efficiency	3.7%	2.6%	1.6%	1.8%	2.3%
1 Bedroom	3.7%	2.7%	2.5%	2.0%	4.1%
2 Bedroom	3.8%	3.1%	2.4%	1.7%	3.3%
3 Bedroom	3.4%	3.7%	2.7%	1.7%	2.4%
4 Plus Bedroom	5.9%	6.1%	5.2%	0.7%	3.5%

## Vacancy Rates Market Rate and Subsidized

### Vacancy Rates By Market Area and Unit Size 2002

	<u>Survey Units</u>	<u>Efficiency</u>	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR Plus</u>	<u>All</u>
Bethesda-Chevy Chase	7,076	1.3%	2.8%	3.6%	2/6%	0.0%	2.9%
Colesville-White Oak	9,255	5.2%	5.8%	2.5%	1.4%	0.0%	3.6%
Darnestown-Potomac	415	0.0%	0.5%	3.2%	0.0%	6.3%	1.4%
Germantown-Gaithersburg	16,792	3.4%	4.6%	4.5%	3.2%	1.6%	4.5%
Olney	376	0.0%	0.0%	1.9%	0.0%	0.0%	0.8%
Rockville	8,750	0.6%	4.9%	4.5%	4.8%	0.0%	4.5%
Silver Spring-Takoma Park	15,437	3.0%	3.2%	1.8%	1.0%	0.0%	2.5%
Upper Montgomery County	206	0.0%	3.6%	2.3%	4.7%	0.0%	2.9%
Wheaton	9,930	0.9%	4.2%	2.5%	2.1%	4.0%	3.0%
<b>Countywide*</b>	<b>68,237</b>	<b>2.3%</b>	<b>4.1%</b>	<b>3.3%</b>	<b>2.4%</b>	<b>3.1%</b>	<b>3.5%</b>

\*Weighted average



## Vacancy Rates Market Rate and Subsidized

### Vacancy Rates By Building Structure Type 2002

	<u>Units</u>	<u>Vacant</u>	<u>Vacancy Rate</u>
Garden	42,773	1,514	3.5%
Highrise	16,638	557	3.3%
Midrise	5,818	202	3.5%
Townhouse/Piggyback	3,008	100	3.3%
<b>All Units*</b>	<b>68,237</b>	<b>2,373</b>	<b>3.5%</b>

\*Weighted average

### Vacancy Rates By Building Structure Type 1998-2002

	<u>Units</u>					<u>Vacancy Rate</u>				
	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Garden	41,167	42,409	42,807	43,337	42,773	3.9%	3.3%	2.7%	1.9%	3.5%
Highrise	16,043	15,555	15,578	16,672	16,638	3.0%	2.1%	1.9%	1.7%	3.3%
Midrise	5,799	5,850	6,305	5,773	5,818	3.2%	2.4%	2.1%	1.7%	3.5%
Townhouse/Piggyback	3,014	2,936	2,658	2,601	3,008	6.3%	5.4%	3.3%	1.3%	3.3%
<b>All Types*</b>	<b>66,023</b>	<b>66,750</b>	<b>67,348</b>	<b>68,383</b>	<b>68,237</b>	<b>3.7%</b>	<b>3.0%</b>	<b>2.5%</b>	<b>1.8%</b>	<b>3.5%</b>

\*Weighted average

## Vacancy Rates Market Rate

### Summary of Annual Vacancy Rates 1998-2002

	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001*</u>	<u>2002*</u>
Vacancy Rate	3.9%	3.0%	2.4%	1.8%	3.7%
Vacant Units	2,297	1,759	1,461	1,022	2,127
Occupied Units	56,236	57,180	58,622	56,030	55,235
Units Surveyed	58,533	58,939	60,083	57,052*	57,362*

\*Does not include below market rate units located in market rate facilities.

### Vacancy Rate By Unit Size 2002

	<u>Units</u>	<u>Vacant</u>	<u>Vacancy Rate</u>
Efficiency	2,631	77	2.9%
1 Bedroom	21,784	988	4.5%
2 Bedroom	27,767	921	3.3%
3 Bedroom	5,059	138	2.7%
4 Plus Bedroom	121	3	2.5%
<b>All Units*</b>	<b>57,362</b>	<b>2,127</b>	<b>3.7%</b>

\*Weighted average

### Vacancy Rates By Building Structure Type

	<u>Units</u>	<u>Vacant</u>	<u>Vacancy Rate</u>
Garden	37,636	1,340	3.6%
Highrise	13,640	512	3.8%
Midrise	4,038	188	4.7%
Townhouse/Piggyback	2,048	87	4.2%
<b>All Units*</b>	<b>57,362</b>	<b>2,127</b>	<b>3.7%</b>

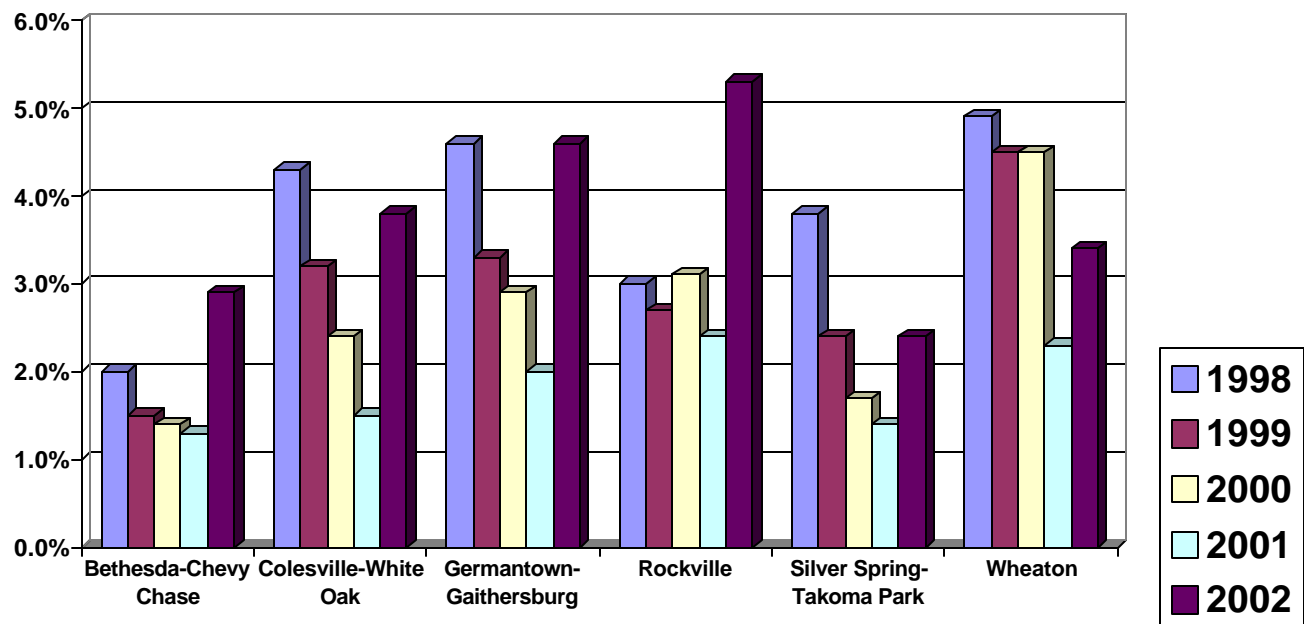
\*Weighted average

## Vacancy Rates Market Rate

### Vacancy Rates By Market Area 1998-2002

	1998		1999		2000		2001		2002		
	Units	Rate	Units	Rate	Units	Rate	Units	Rate	Units	Vacant	Rate
Bethesda-Chevy Chase	6,048	2.0%	6,057	1.5%	6,438	1.4%	5,810	1.3%	6,041	177	2.9%
Colesville -White Oak	8,880	4.3%	8,857	3.2%	8,853	2.4%	8,094	1.5%	8,297	319	3.8%
Darnestown-Potomac*	N/A	N/A	N/A	N/A	71	4.2%	71	4.2%	42	4	9.5%
Germantown-Gaithersburg	14,522	4.6%	14,792	3.3%	14,926	2.9%	14,376	2.0%	14,532	671	4.6%
Olney*	N/A	N/A	N/A	N/A	131	0	110	0.9%	113	0	0.0%
Rockville	6,040	3.0%	6,234	2.7%	7,002	3.1%	7,079	2.4%	6,994	374	5.3%
Silver Spring-Takoma Park	14,732	3.8%	14,663	2.4%	14,679	1.7%	13,841	1.4%	13,753	327	2.4%
Upper Montgomery County*	N/A	N/A	N/A	N/A	101	8.9%	77	2.6%	77	2	2.6%
Wheaton	8,027	4.9%	8,025	4.5%	7,882	4.5%	7,594	2.3%	7,513	253	3.4%
<b>Total Units*</b>	<b>58,522</b>	<b>3.9%</b>	<b>58,931</b>	<b>3.0%</b>	<b>60,083</b>	<b>2.4%</b>	<b>57,052</b>	<b>1.8%</b>	<b>57,362</b>	<b>2,127</b>	<b>3.7%</b>

\*N/A: Not Available. These individual market areas were not separated out in the 1998-1999 survey reports, but units located in these areas were included in the number of Total Units.



## Vacancy Rates Market Rate

### Vacancy Rates By Rent Range and Unit Size 2002

	<u>Efficiency</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u> <u>Plus</u>	<u>Total Units</u>	<u>Vacant Units</u>	<u>Vacancy Rate</u>
\$0 - \$599	7.4%	0.7%	0.0%	N/A	N/A	<b>416</b>	7	1.7%
\$600 - \$699	0.9%	1.4%	1.0%	0.0%	N/A	<b>1,273</b>	15	1.2%
\$700-\$799	3.0%	4.6%	0.9%	0.0%	N/A	<b>4,391</b>	162	3.7%
\$800-\$899	3.0%	3.2%	2.1%	2.4%	0.0%	<b>8,838</b>	249	2.8%
\$900 - \$999	1.8%	4.6%	2.0%	0.0%	0.0%	<b>11,816</b>	422	3.6%
\$1000 - \$1099	0.0%	4.8%	2.8%	0.9%	0.0%	<b>11,920</b>	361	3.0%
\$1100 - \$1499	2.8%	7.1%	5.1%	2.3%	0.0%	<b>15,278</b>	757	5.0%
\$1500-\$1999	N/A	2.4%	5.0%	7.0%	3.3%	<b>2,588</b>	129	5.0%
\$2000-\$2499	N/A	N/A	2.9%	3.3%	N/A	<b>663</b>	20	3.0%
\$2500-\$2999	N/A	N/A	0.0%	11.5%	N/A	<b>39</b>	3	7.7%
\$3000+	N/A	N/A	N/A	1.1%	0.0%	<b>140</b>	2	1.4%
<b>Total Units</b>	<b>2,631</b>	<b>21,784</b>	<b>27,767</b>	<b>5,059</b>	<b>121</b>	<b>57,362</b>	<b>-----</b>	<b>----</b>
<b>Vacant Units</b>	<b>77</b>	<b>988</b>	<b>921</b>	<b>138</b>	<b>3</b>	<b>-----</b>	<b>2,127</b>	<b>-----</b>
<b>Vacancy Rate</b>	<b>2.9%</b>	<b>4.5%</b>	<b>3.3%</b>	<b>2.7%</b>	<b>2.5%</b>	<b>-----</b>	<b>-----</b>	<b>3.7% *</b>

\*Weighted average